

July 2004

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)



Vol. 2
No. 7

Efforts Underway to Revitalize Broadway District

Strengthening Seattle's Broadway business district by improving the retail mix and creating redevelopment opportunities is the focus of a proposal DPD will send to Mayor Nickels in July.

Part of a larger strategy to revitalize Broadway—which includes providing storefront improvement grants, addressing public safety concerns, and changing land use and zoning regulations—the changes proposed by DPD would:

- Reduce residential parking requirements for new construction to match anticipated demand (as indicated by the 2000 census)
- Adjust residential amenity requirements (e.g., balconies, roof-top decks or exercise rooms)

see **revitalizing broadway**, on page 9

Welcome to New Design Commission Director



The Seattle Design Commission (SDC) is pleased to welcome Guillermo Romano as its new Executive Director, beginning June 24, 2004.

Originally from Mexico City, Romano has practiced in the U.S. for several years, working as an architect and planner in Iowa and Arizona. He has been living in Seattle and working as a consultant since early 2003.

In addition to directing the commission's work, Romano will manage CityDesign, the urban design office within DPD's City Planning division. An interview with Romano will be featured in an upcoming issue of *dpdINFO*.

Four New Design Commissioners Sought

Mayor Greg Nickels is looking for new members to serve on the Seattle Design Commission (SDC), beginning in fall 2004. Established in 1968, the commission advises City officials on design and environmental aspects of capital improvement projects.

Candidates with transportation planning expertise are strongly desired and preference will be given to interested applicants who reside within Seattle.

Positions open at this time include:

- a Washington state registered architect
- a Washington state registered landscape architect or landscape designer
- a member at large
- an urban planner

SDC members are appointed by the Mayor and confirmed by City Council to serve renewable, two-year terms.

see **design commissioners**, on page 2

Monthly Highlights

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Visit us online anytime.

www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for six planning- and design-related activities:

- Area Planning
- Comprehensive & Regional Planning
- Land Use Policy
- CityDesign—the City's urban design function
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

Monorail Review Panel Update

The Monorail Review Panel (MRP) met on two occasions in June:

- On June 7, the West Seattle Bridge Crossing was presented, along with an update on the Second Avenue alignment and the Fifth and Bell station area.
- A presentation on the Ballard Ship Canal Crossing occurred at the June 21 meeting. While an action was taken on the West Seattle Bridge Crossing, the action on the Ballard Crossing was delayed until the next Panel meeting on July 12.

The public is welcome to attend this summer's MRP meetings, scheduled for 4-7 p.m. on the following dates: July 12 and 19, Aug. 9 and 23, and Sept. 13 and 20.

Meeting notes and a statement of the panel's mandate are now available on the City's "Integrating the Monorail" website at www.seattle.gov/monorail/monorailreviewpanel.htm. For meeting locations or additional information, please contact:

Lisa Rutzick, MRP Coordinator, (206) 386-9049, lisa.rutzick@seattle.gov

design commissioners, *cont. from page 1*

Commission meetings are held on the first and third Thursdays of each month during daytime hours.

SDC reviews projects over several design phases. Members also sit on the consultant selection panels convened by various departments for City projects. In addition, members serve on project subcommittees and as commission representatives on various advisory boards, spending an average of 25-30 hours per month on commission business.

The commission currently consists of nine members—two registered architects, one artist and one member-at-large; and at least one of each of the following positions: urban planner, licensed engineer, landscape architect, urban or environmental designer. Applications for other categories will be accepted and kept on file for consideration as future positions become available.

City ordinance provides that no SDC member is eligible to contract with the City in connection with any capital improvement project reviewed by the commission.

To be considered for appointment to the SDC, please send a letter of interest and resume by July 30, 2004 addressed to:

Mayor Greg Nickels
c/o Layne Cubell, Coordinator, Seattle Design Commission
Dept. of Planning and Development
700 Fifth Ave., Ste. 2000
P.O. Box 34019
Seattle, WA 98124-4019

The Nickels administration is committed to promoting diversity in the City's boards and commissions. Women, persons with disabilities, sexual minorities, and persons of color are encouraged to apply. If you have questions or would like more info, please contact:

Layne Cubell, SDC Coordinator, (206) 233-7911, layne.cubell@seattle.gov



Seattle Design Commission

"Championing civic design excellence in Seattle's public realm."

Update on Spring Accomplishments

The Seattle Design Commission (SDC) was very active this spring, holding six regular meetings while continuing to tend to a variety of outside commitments. Its recommendations have included:

- **Joint Training Facility** – approval of design development, with special appreciation for the clear and strong leadership evident on this project throughout development. The commission commended the interdepartmental collaboration for broader thinking about sustainable design that includes both the landscape and buildings, and a finely crafted art plan consisting of a series of "curled leaf" bridges fashioned from recycled materials. Recent project changes to meet a reduced budget were seen to have only improved the design efficiency and coherence: they combine elements and reduce the building's programmatic needs without compromising the function of the overall project.
- **Olympic Sculpture Park** – approval with conditions of the petition to vacate portions of Elliot Avenue and Alaskan Way, which will help to move the project forward. The commission found that the proposed public benefits package had the key elements but lacked detailed definition, so they asked to see that refined. Council will now make the final decision on the vacation petitions with any conditions that seem advisable, but the commission remains generally supportive of the overall design.
- **Cal Anderson Park Phase IV** – approval of concept design for this final stage of redevelopment, which seizes on the landscape potential of the historic site and newly covered reservoir on Capital Hill, following through on the park's master plan. The commission will defer follow up reviews to the Landmarks Board.
- **South Lake Union and Waterfront Streetcar** – commended the feasibility and precedent study being prepared by the Seattle Department of Transportation (along with consultants) that looks at how best to integrate a new streetcar within the city's existing transportation network.
- **Jefferson Park Golf Driving Range** – approval of design development to improve perimeter fence design, scaling back the

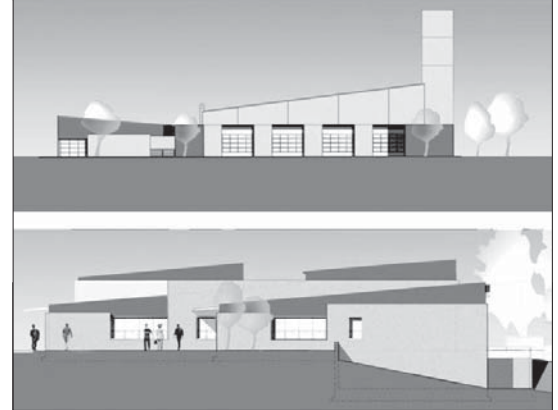
see **design commission update**, on page 11

For More Information

SDC meetings are open to the public and are held the first and third Thursday of each month in the City Hall Boards and Commissions Room. For more info, visit www.seattle.gov/dpd/citydesign/projectreview/sdc or contact:

Layne Cubell, SDC Coordinator, layne.cubell@seattle.gov, (206) 233-7911

This spring SDC reviewed and approved design development of the City's Joint Training Facility, a complex that will be used by the Seattle Fire Department, Seattle Public Utilities and Seattle Department of Transportation to train recruits and workers.



Looking Ahead

This summer SDC staff will begin recruitment efforts to bring on several new design commissioners next fall (see cover story).

Commission representatives have also been asked to serve on a number of special Parks panels, including: consultant selection panels for Montlake and Laurelhurst Community Center Expansion projects, the Ballard Municipal Park Project Advisory Team, and the Downtown Parks Improvement Initiative Task Force.

At its regular meetings in July and August, the commission will look at several projects, including: early design work on Fire Station 10 improvements in south downtown, design development work on Fifth Avenue Northeast Streetscape Improvements in Northgate and for South Lake Union Park, a briefing on the Trans Lake Washington SR 520 Improvement Project, and a concept design update on the Magnolia Bridge Replacement Project.

Also, the Design Commission will continue its interest in the Central Waterfront Plan, working with the Planning Commission to advise City staff on the early development of a concept plan.

— **See also welcome to new SDC Executive Director on pg. 1**



Seattle City Council Chambers are located on the second floor of the new City Hall at 600 Fourth Ave. in downtown Seattle.

Viewing Legislation

Printed copies of **draft** legislation are available from the DPD staff member listed with each story or from the DPD Public Resource Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Electronic versions of **final** legislation (both City ordinances and the Seattle Land Use Code) are available on the City Clerk's website at <http://clerk.ci.seattle.wa.us>.

Attending Hearings

Seattle City Council committee agendas and hearing schedules are available online at www.seattle.gov/council. Information is also available from the legislative assistant who staffs the committee reviewing the legislation by calling (206) 684-8888 or TDD (206) 233-0025.

Public hearings are held in Council Chambers on the second floor of the new City Hall at 600 Fourth Ave. The building entrance is on Fifth Ave. between Cherry and James Sts. The Chambers are physically accessible and print and communications access are provided by advance request. For those who wish to testify, a sign-up sheet is available outside the Council Chambers a half-hour before the hearing. For those unable to attend the public hearing, comments are accepted in advance.

legislative updates

Belltown Design Guidelines Proposed

Design objectives to be met by new commercial and multifamily development proposals subject to design review in Seattle's Belltown neighborhood will be discussed at a City Council public hearing Wednesday, July 14.

The proposed "Belltown Urban Center Village Neighborhood Design Guidelines," build on urban design-related goals and recommendations included in the 1999 Neighborhood Plan for the Belltown Urban Center Village.

These guidelines are intended to help increase awareness and understanding of the principles of good design, and involvement in the design review process. When adopted, the guidelines will augment the existing 1999 Design Review Guidelines for Downtown Development.

The primary goals of both the neighborhood plan and design guidelines are to:

- sustain Belltown's character as an eclectic, vibrant pedestrian center;
- accommodate pedestrian circulation among and through the neighborhood particularly among open space resources; and
- ensure that new development proposals relate well to noteworthy buildings and positive architectural attributes of the neighborhood.

The hearing will be held at 2:00 p.m. in Council Chambers on the second floor of Seattle City Hall, 600 Fourth Ave. The entrance to City Hall is located on Fifth Avenue between James and Cherry Sts. For those who wish to testify, a sign-up sheet will be available outside the Council Chambers before the hearing.

If you have questions concerning the public hearing, contact:

Neil Powers
Councilmember Steinbrueck's Office
(206) 684-8804
neil.powers@seattle.gov

For additional information about the design guidelines, contact:

John Skelton
DPD Land Use Policy Manager
(206) 233-3883
john.skelton@seattle.gov



Legislation Considered for Northgate South Lot Drainage, Development

Drainage and development issues affecting the parking lot on the south side of Northgate Mall have been addressed in legislation currently being considered by City Council.

If approved, the proposed ordinances would:

- **Authorize the purchase of approximately 2.7 acres of the South Lot**, placing such property under the jurisdiction of Seattle Public Utilities (SPU) for the purpose of developing the Thornton Creek Water Quality Channel Project; add the project to the Capital Improvement Program for the Drainage and Wastewater Fund; and appropriate \$400,000 to SPU for the property purchase.
- **Appropriate \$6,848,357 for the Thornton Creek Water Quality Channel Project** in the Capital Improvement Program for the Drainage and Wastewater Fund in SPU.
- **Authorize SPU to enter into a Memorandum of Understanding with Lorig Associates, LLC** regarding agreements to reconfigure their respective parcels on the Northgate South Lot and jointly plan and execute their respective projects.

This legislation was drafted in response to the Northgate Framework Resolution passed by the City Council in December 2003 (Resolution 30642).

Public Hearing

This legislative proposal will be discussed by the City Council's Northgate Committee of the Whole at 3:30 p.m., July 14, in the Council Chamber. The committee's discussion will include a presentation from the Northgate Stakeholder Group and will be followed by a public hearing:

**4 p.m., Wednesday, July 14
City Hall, Council Chamber
600 4th Ave (entrance on 5th Ave.
between Cherry and James Sts.)**

Submitting Comments

Written comments about the legislation may be submitted until 5 p.m., Monday, July 19, 2004, to:

**Councilmember Peter Steinbrueck
Legislative Department
600 Fourth Avenue, Floor 2
P.O. Box 34025**

Seattle, WA 98124-4025

Email: peter.steinbrueck@seattle.gov

Official public notice of this legislative proposal was published in the *Daily Journal of Commerce* and in DPD's *Land Use Information Bulletin*, available online at www.seattle.gov/dpd/notices.

Questions?

The ordinances and related materials are available online at www.seattle.gov/dpd/news/20040615a.asp. Questions regarding the proposed legislation, or requests for copies of the legislation, may be directed to:

**Neil Powers
Legislative Aide to
Councilmember Steinbrueck
(206) 684-8804
neil.powers@seattle.gov**

Northgate Stakeholders Group Update

The Northgate Stakeholders Group is expected to continue its work through the remainder of 2004, advising the City on King County's transit-oriented development proposal, Northgate Mall's planned expansion, and other issues important to the area's success.

The stakeholders are currently considering the Coordinated Transportation Investment Plan (CTIP), the Urban Center Plan for Open Space and Pedestrian Circulation, and incorporation of Northgate Area Comprehensive Plan policies into the Seattle Comprehensive Plan.

Regular working sessions are open to the public. The next meeting will be held Thursday, July 22, 2004, 4-7 p.m., at North Seattle Community College (NSCC) in Room ED2843A of the Dr. Peter Ku Education Building.

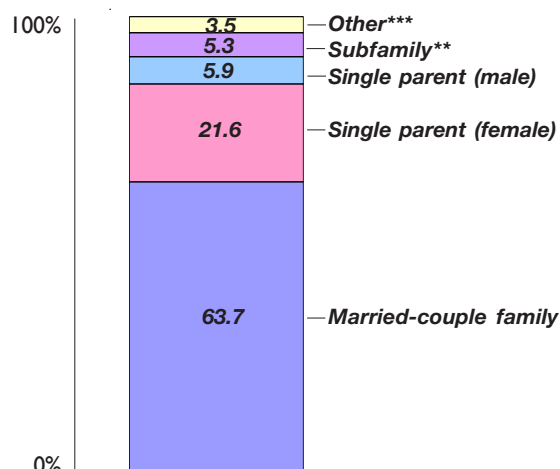
For more information on the stakeholder group working sessions or projects planned for Northgate, visit the "Northgate Revitalization" website at www.seattle.gov/dpd/planning/northgate or contact:

**Mark Troxel, DPD Planner
(206) 615-1739, mark.troxel@seattle.gov**

Demographic Snapshots

a periodic look at Seattle's
population & housing
changes from the
City Demographer

Seattle Households* with Children in 2000



* **HOUSEHOLD:** The people who occupy a housing unit, i.e., a house, an apartment, a condominium, etc. that is occupied as separate living quarters.

** **SUBFAMILY:** Either a single parent with a child, or a married couple with or without a child, who live in the household of a relative.

*** **OTHER:** A household with a person under 18 who is: a foster child, unrelated to any adult in the household, or has been married.

Seattle Household & Family Composition in 2000

FAMILY HOUSEHOLDS *		Number	Percent
Includes a married couple		84,648	32.7
Includes an unmarried couple:			
- Of the same sex		4,965	1.9
- Of the opposite sex		15,304	5.9
Other families:			
- Male householder without wife/partner present		7,836	3.0
- Female householder without husband/partner present		20,916	8.1
NONFAMILY HOUSEHOLDS			
One person living alone		105,542	40.8
Two or more unrelated people **		19,288	7.5
TOTAL HOUSEHOLDS		258,499	99.9

* Both married and unmarried partners are treated here as families, in contrast to current Census Bureau practice.

** Does not include households with unmarried partners.

Seattle Households Are Smaller, Have Fewer Children

Seattle's household composition is strikingly different than other large American cities. According to the 2000 census Seattle averages just 2.08 persons per household—the smallest among the country's largest 25 cities.

But the *variety* among Seattle households is even more interesting to note, as just one-third of Seattle's households correspond to this average size. In fact, one person living on his or her own accounts for the largest share of Seattle households—just over 40 percent (see table below). Among the 25 largest U.S. cities, only Washington, D.C. has a higher share of one-person households.

The next most common households are those headed by a married couple: they make up one in three households. Unmarried couples—those who are not related but have a close personal relationship—comprise about eight percent. Other families—those not headed by a couple—describe 11 percent. Finally, eight percent of households are made up of two or more people unrelated to the household head.

Seattle also has a very low share of households with children compared to the U.S. average of 36 percent. Only one in five Seattle households include at least one child. This is the second lowest share among the largest 25 cities in the country; only San Francisco's is lower. (See graph for the makeup of households with children.)

Nearly two-thirds of the households with children are headed by a married couple. Over one-quarter of households with children include a parent without a spouse living with them; women comprise more than three-fourths of these parents.

In another five percent of households with children, the children live with one or both of the parents in a relative's home. The remaining four percent of households with children are of some other type.

For more information, visit Seattle's "Population and Demographics" website at www.seattle.gov/dpd/demographics or contact:

Diana Cornelius, City Demographer, DPD
(206) 615-0483
diana.cornelius@seattle.gov

Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF 1) 100-percent data and Summary File 3 (SF 3) sample data.

alcyone apartments

*a new affordable,
mixed-use project in
Seattle's Cascade
neighborhood*



The 162-unit Alcyone project anticipates being the first LEED™-certified residential building in the Cascade neighborhood—part of the South Lake Union urban center north of downtown Seattle.

Alcyone offers a variety of living units—live/work lofts, brownstones, and studio and one-bedroom apartments—to attract a diversity of people, including artists, outdoorsy urbanites and families. Retail is included at street level.

The June 2004 issue of dpdINFO featured Seattle's new Central Library, a building with much to teach about sustainability. This month we focus on Alcyone Apartments, a mixed-use project that incorporates numerous sustainable building features, as well as affordable housing units.

Alcyone Apartments, a new 162-unit residential mixed-use project in Seattle's Cascade neighborhood, has achieved success in a wide variety of sustainable building categories. Developed in partnership with Harbor Properties and Vulcan Inc., sustainability was considered a core value from the very start. This helped the project team, led by architectural firm GGLO, create a building that is attractive, has a lower impact on the environment, and will last a long time, while still remaining affordable.

Highlights of Alcyone's Achievements

- Expected to be the first LEED™-certified residential building in the neighborhood.
- Water use reduced by an estimated 22 percent; energy performance estimated at 30 percent better than a code-compliant building.
- The first light-gauge steel residential building in Seattle to gain certification under the Built SmartSM energy conservation program.
- Affordable housing, with moderate market rates for people who earn between 60-110 percent of Seattle's median household income (\$34,000-\$60,000 per year).
- A variety of living units are offered—live/work lofts, studio and one-bedroom apartments, and brownstones—to attract a diversity of people, including artists, outdoorsy urbanites and families.
- Integration into nearby Cascade Park.
- Retail space at street level that has been leased by a restaurateur, Patrick Coyne, who plans to open an Irish pub.

A Neighborhood that Celebrates Water

Water is celebrated throughout the Cascade neighborhood in a variety of art, landscape and building installations and features. Alcyone joins this celebration by harvesting rainwater into a collection of rainbarrels, which are used to water a rooftop garden and a P-patch located on a roof deck. Irrigation needs were reduced by selecting drought resistant plants for the "green streets," plazas and courtyards. Low-flow plumbing fixtures were selected to further reduce potable water use. Water studies estimate that water use will be reduced by 22 percent when compared to a conventionally designed, code-compliant building.

Healthy Materials, Natural Lighting and Views

Apartments in Alcyone are designed to provide a healthy living environment and reflect a contemporary lifestyle. They feature large windows that open to allow fresh air to flow into living spaces, introduce natural light, and offer spectacular views of Seattle, Lake Union and the Seattle Center. Low-VOC paints, finishes and carpeting were selected to protect the health of the residents.

See **alcyone apartments** on page 8

alcyone apartments, *cont. from page 7***Green Building Materials Prominently Featured**

Alcyone's construction features a number of green materials. Most significantly, the project is the first light-gauge steel residential building in Seattle to gain certification under Seattle City Light's Built SmartSM energy conservation program. Metal performs better than wood because it doesn't warp or shrink over time. It was made from 60 percent recycled steel, and can be recycled back into new products at the end of its life-cycle.

Flooring options include carpeting made from recycled materials, concrete with fly-ash (an industrial by-product) and reclaimed wood.

Energy performance was improved by selecting high u-value windows, increasing the insulation, controlling for air leakage, installing digital thermostats, and installing a central boiler to provide hot water to the units. It is estimated that the building will perform 30 percent better than a code-compliant building and generate \$40,000 in savings each year.

Project Beautifully Integrated into Cascade Park

Harbor and Vulcan wanted to create a place that connects the residents to their values and the natural environment. The project is located across the street from Cascade Park, which provides green space and recreational opportunities. The team worked with the community to integrate the project into the park by creating wide, pedestrian-friendly sidewalks that are landscaped with mature vegetation and large trees.

The increase in vegetation helps to create a more natural setting in the urban environment, reduces ambient temperature by providing shade, and attenuates stormwater runoff with some natural infiltration. The "green streets" provide shade, shelter and a connection to nature. Harbor and Vulcan also contributed significant funding to help the community make much needed improvements to Cascade Park, the P-patch and the community center.

The Emerging Cascade Neighborhood

The Cascade neighborhood is part of the South Lake Union (SLU) urban center at the northern border of Seattle's downtown core. Once an industrial and manufacturing center for the city, SLU is emerging as a center for life sciences research, biotechnology and sustainable development. Over the next 20 years it is anticipated that more than 23,000 new jobs and 10,000 households will be created in the SLU neighborhood.

Vulcan owns approximately 58 acres in SLU, and is committed to working with the neighborhood and City to create a vibrant urban community where people can live, work, play and learn. The neighborhood features parks and recreational opportunities; restaurants, shopping and businesses; and affordable and market-rate housing. Harbor and Vulcan also partnered on 307 Westlake, a mixed-use laboratory, office and retail project anticipating LEEDTM certification.



The Harbor/Vulcan team worked with the community to integrate the Alcyone project into nearby Cascade Park by creating wide, pedestrian-friendly sidewalks landscaped with mature vegetation and large trees. Their work reduces ambient temperature by providing shade and attenuates stormwater runoff with natural infiltration.

For More Info

Find out more about Alcyone Apartments at www.alcyoneapartments.com.

Learn about Harbor Properties at www.harborproperties.com and Vulcan Inc. at www.vulcan.com.

For more about Seattle City Light's Built SmartSM energy conservation program, visit www.seattle.gov/light/conserve/resident/cv5_bs.htm.

Learn about the City's Sustainable Building Program at www.seattle.gov/sustainablebuilding.

To explore DPD's role in sustainable building, visit www.seattle.gov/dpd/sustainability or contact:

**Lynne Barker, DPD
Sustainable Building Specialist
lynne.barker@seattle.gov
(206) 684-0806**



Great Tools for Builders and Homeowners Alike at the City's Sustainable Building Library

The City of Seattle's Sustainable Building Library—located in DPD's Public Resource Center on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave.—provides access to resources that can improve your project's environmental performance. Whether your endeavor is commercial or residential, new or a renovation, you'll find great tips in the library's books, periodicals and CD-ROMs, including:

- What it means to build green
- How to increase your project's energy efficiency
- How to find and specify environmentally responsible materials
- How to protect indoor air quality

How to Check Out Materials

Books in the Sustainable Building Library may be checked out while you are visiting DPD. Just check in with staff at the main Public Resource Center counter and present valid identification, which staff will hold until the materials are returned.

For More Info

To search the online listing of titles in the Sustainable Building Library, or for helpful tips and incentives for building sustainably, visit:

[www.seattle.gov/
dpd/sustainability](http://www.seattle.gov/dpd/sustainability)

Green Tip of the Month: Improving Profitability

As more organizations discover that building green improves profitability, a growing number are experiencing the benefits of building and leasing green space. In fact, over five percent of all new U.S. construction projects are now being built green.

To join this growing trend, you can read case studies and gather resources online at www.buildgreennw.com, a new website developed by the City of Seattle in partnership with King County, the Northwest Energy Efficiency Alliance, and the U.S. Green Building Council.

revitalizing broadway, *cont. from page 1*

- Address split zoning issues
- Increase height limits along Broadway from 40 feet to 65 feet

This strategy is the result of the City-sponsored Economic Development Study, 2000 census data, an open space survey sent to tenants, and an open space study (electronic version coming soon).

For additional information, including presentations and comments from the May 2004 open house, please visit our website at www.seattle.gov/dpd/planning/broadway or contact:

Roque Deherrera, DPD Planner
(206) 615-0743
roque.deherrera@seattle.gov

An inside look at the latest technical code developments



I-Codes Coming Soon

The 2003 editions of the International Building, Residential, Mechanical and Fire Codes (I-Codes) will replace the Uniform Codes in Seattle this summer. DPD is expecting the codes to take effect in Seattle late this summer.

Applicants may use the I-Codes before Seattle formally adopts them, but should call (206) 684-8850 for a presubmittal conference before proceeding with design.

During the 60-day period after the effective date, applicants can choose to use either the I-Codes or the Uniform Codes. Copies of the new I-Codes can be purchased from:

- WA Assn. of Building Officials
(360) 586-6725, www.wabo.org
- International Code Council
(800) 284-4406, www.iccsafe.org

NOTE: The Uniform Plumbing Code, National Electrical Code, and WA State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

DPD Tech Code Support

- **Building Code**
(206) 684-4630
Hours: M-F, 1 pm-4:15 pm
- **Electrical Code**
(206) 684-5383
Hours: M/W/F, 7:30 am-5:30 pm
Tu/Th, 10:30 am-5:30 pm
- **Energy/Mechanical Code**
(206) 684-7846
Hours: M-F, 1 pm-4:15 pm

Existing Buildings in 2003 Seattle Building Code

Last month's technical codes article provided a brief overview of the new requirements for fire sprinkler systems in the International Building and Residential Codes (I-Codes) and the Seattle amendments. This month we look at the unique new provisions Seattle will adopt for existing buildings.

For many years, Seattle has adopted provisions for existing buildings that are different from the Uniform Building Code. This year is no different—IBC Chapter 34 will be replaced with a version of Chapter 34 unique to Seattle.

Chapter 34 of the 2003 Seattle Building Code will be very similar to the current Chapter 34. The triggers for substantial alteration remain the same, and the requirements that apply to substantial alterations are the same.

Significant changes include a new section on requirements for fire sprinklers when dwelling units are added to an existing building. Sprinklers are not required when one unit is added to a building, but if two or more units are added, the new units must have sprinklers. New units must have sprinklers if the existing building exceeds the allowable number of stories, height or area. A new unit will not be allowed if it increases or creates a nonconformity. Sprinklers will be required throughout the building if the remodeling, including the new unit, amounts to a substantial alteration.

Another change affects repairs to unreinforced masonry (usually brick) chimneys. Since 2001, DPD has required repairs of chimneys damaged by earthquake to either be repaired with reinforced masonry or to be replaced with a factory-built chimney. As part of a repair, the chimney may need to be braced. Under the 2003 code, this rule will apply to all chimney repairs.

The third major change to Chapter 34 is the addition of specific provisions for accessibility in existing buildings. As noted in an earlier article in this series, the state of Washington is adopting the IBC accessibility provisions, which include a section on existing buildings. The new section will specify the accessibility requirements for buildings that undergo a change of occupancy, alteration or addition.

To see Seattle's draft amendments to the 2003 I-Codes and learn more about the coming changes, visit DPD's Technical Codes website at www.seattle.gov/dpd/techcodes. If you have questions, please contact:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892, maureen.traxler@seattle.gov

Helpful I-Codes Flyers Available

"Get to Know the I-Codes," a new series of flyers that explores the differences between the Uniform and International Codes, is now available online at www.seattle.gov/dpd/techcodes. Printed copies are available from the Public Resource Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave., (206) 684-8467.

design commission update, cont. from page 3

driving range to create a larger landscape buffer surrounding this actively used site, which will help enhance pedestrian circulation through the park.

- **South Park Library** – approval of design development for this new small neighborhood branch library that provides a gathering spot for the surrounding neighborhood and creates an artful front courtyard that spills out onto the street.
- **Fremont Bridge Approaches and Maintenance Shop Reconstruction** – approval of early design work on this major project, noting the strong utilitarian approach and sensitivity to pedestrian experience with connections to local trails and an innovative rooftop plaza adjacent to the bridge.
- **Phinney Ave. Street Improvements** – approval of design development for planned roadway and intersection enhancements along a 20-block segment of this major transportation corridor.
- **Cascade I (Richmond Laundry) Skybridge** – early design approval of a proposal to erect a pedestrian skybridge over an alley as part of a full-block, mixed-use development in the South Lake Union area.
- **Harborview Medical Center** – approval of final landscape design associated with two major expansion projects per Council's concept approval of the vacation of Ninth Avenue and the alley between Terry Avenue, James Street, Jefferson Street and Ninth Avenue.
- **City Hall West** – continued support for completing the City Hall project to ensure a public face along Fourth Avenue. The commission acknowledged refinements to the pavilion structure on the northwest corner of the block, the glass entry wall, the hillclimb assist stair and elevator, and improved mid-block pedestrian access to the terraced plazas.

Other Spring SDC Activities

The commission enjoyed a meeting with Councilmember Peter Steinbrueck in April. Several commission representatives then briefed Council's Urban Development and Planning Committee on April 28.

Outside of regular meetings, representatives from the Design and Planning Commissions held several joint working sessions in April and May on the Alaskan Way Viaduct/Seawall Draft Environmental Impact Statement (DEIS). A joint comment letter was submitted to the State DOT, the City DOT and the Federal Highway Administration on June 1. A special joint session to discuss preferred alternative recommendations was held in late June. Both commissions are gearing up to brief both city council and the deputy mayor in July. A joint mayor/council resolution is anticipated by late summer or early fall.

SDC also continues to follow developments on the Seattle Monorail Project and is briefed by the City Monorail team on a quarterly basis. In May, the commission sent a letter of support on behalf of the Monorail Review Panel (MRP) to council and the mayor to help clarify the panel's role. MRP functions as a subcommittee of the Design Commission with representatives from the Design Commission, the Planning Commission and those neighborhood Design Review Boards that surround the proposed alignment for the Monorail.

Client Assistance Memo Updates

CAM 232, *Sources for Property Information*, has been updated to reflect the address change for the City Attorney's Office.

CAM 504, *Side Sewer Site Plan Requirements*, has been updated to further clarify side sewer site plans on page 1 and to provide new maps illustrating sample side sewer site plans.

These CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the DPD Public Resource Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave, (206) 684-8467.

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Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>see note below</i> *).....	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General.....	684-8900
Inspectors: General.....	684-8950
Site/erosion control (<i>includes pre-construction conferences & first ground disturbance</i>).....	684-8860

Planning

CityDesign (urban design office).....	615-1349
Comprehensive Planning.....	233-0079
Land Use Policy	684-8880
Seattle Design Commission.....	615-1349
Seattle Planning Commission.....	684-0433

Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....	684-7716
Billing.....	684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

General Department Information.....	684-8600
Applicant Services Center (ASC).....	684-8850
Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm	
Census Data (<i>population & demographics</i>).....	615-0483
Code Compliance (<i>enforcement info</i>).....	615-0808
Events & Classes.....	684-8443
GIS Maps & Services.....	684-0965
Licensing & Testing (<i>gas piping, steam eng, refrig</i>).....	684-5174
Media Relations.....	233-3891
Microfilm Library.....	233-5180
Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC).....	684-8467

Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm

Publications.....	684-8467
Site Development.....	233-7232
Sustainable Building.....	684-0806
Tech Support: Building Code (1-4:15 pm).....	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>).....	684-5383
Tech Support: Energy/Mech Code (1-4:15 pm)....	684-7846
Zoning Info (<i>parcel zoning</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family</i> *, 1-4:15 pm) ..	684-8850

*Due to complexity of Seattle's Land Use Code, all other types of information must be obtained in person at the Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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